



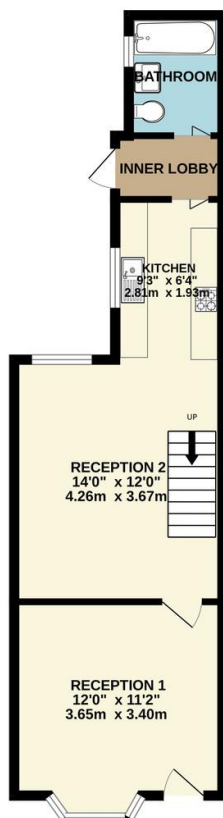
## FOR SALE

3 Bed Mid Terraced House in Milligan Road, Aylestone LE2 8FG  
£210,000

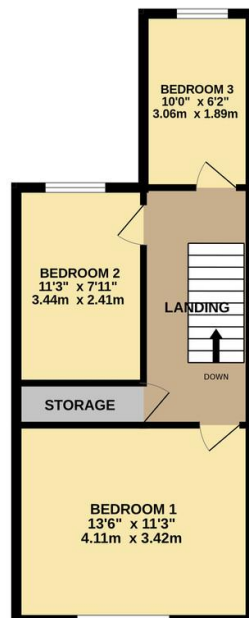
Situated in ever popular location of Aylestone this character palisaded three bedroom town house is presented to a high standard throughout. Comprising entrance to lounge, dining room, fitted kitchen, inner lobby, ground floor bathroom, galleried landing to three bedrooms, landscaped rear garden, ample on street parking. Call Phillips George to view.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Palisaded Town House
- Character Property
- Three Bedrooms
- Ground Floor Bathroom
- Stylish Kitchen
- Landscaped Gardens
- Two Reception Rooms
- Highly Sought After Location

